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June 9, 2020

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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

23 June 9, 2020

CELIA ZAVALA  
EXECUTIVE OFFICER

Agenda No. 14  
11/26/19

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Re: **PROJECT NO. 2014-01586-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 072939-(5)**  
**FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced project that includes a Vesting Tentative Tract Map to authorize the creation of one multi-family residence lot to develop 16 detached single-family residential condominium units located at 183 and 205 East Palm Street, within the Altadena Zoned District in the unincorporated community of Altadena. At the conclusion of the public hearing, you indicated your intent to approve the project and instructed our office to prepare the necessary findings and conditions for final approval of the project. The findings and conditions of the vesting tentative tract map are enclosed for your consideration. The related conditional use permit and oak tree permit are submitted separately.

Very truly yours,

MARY C. WICKHAM  
County Counsel

By   
STARR COLEMAN  
Assistant County Counsel  
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

SC:ll  
Enclosures

c: Sachi A. Hamai, Chief Executive Officer  
Celia Zavala, Executive Officer, Board of Supervisors  
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NO. 2014-01586-(5)  
VESTING TENTATIVE TRACT MAP NO. 072939-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on November 26, 2019, in the matter of Project No. 2014-01586-(5), consisting of Vesting Tentative Tract Map No. 072939-(5) ("Vesting Tract Map"), Conditional Use Permit No. 2014-00179-(5) ("CUP"), and Oak Tree Permit No. 2014-00027-(5) ("OTP") (collectively, the "Project"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on July 17, 2019.
2. Palm Heights Development, Inc. ("Subdivider") requests the Vesting Tract Map dated May 3, 2017, to create one multi-family residence lot to develop 16 detached single-family residential condominium units.
3. The CUP is a related request to modify the standards of the Altadena Community Standards District ("CSD"), set forth in Los Angeles County Code ("County Code") Chapter 22.306, to exceed the maximum gross structural area and lot coverage; exceed fence/wall height; and allow for grading of more than 2,500 cubic yards.
4. The OTP requests authorization to remove seven oak trees and encroach into the protected zones of 34 oak trees, as set forth in County Code Chapter 22.174.
5. The Project is located at 183 and 205 East Palm Street, within the Altadena Zoned District in the unincorporated community of Altadena, totaling approximately 3.3 gross acres ("Project Site").
6. The Project Site is located within the LD-Low Density Residential (1-6 dwelling units per gross acre) land use category of the Altadena Community Plan ("Community Plan") Land Use Policy Map.
7. The Project Site is located in the Altadena Zoned District and is currently zoned R-1-7,500 (Single-Family Residence; 7,500 square feet minimum lot area). Pursuant to County Code Chapters 22.306 and 22.174, a CUP is required to modify the Altadena CSD standards and an OTP is required for the removal of four oak trees and encroachment into the protected zones of 34 oak trees.
8. Surrounding zoning within a 500-foot radius includes:  
  
North: R-1-7,500;  
South: R-1-7,500;  
East: R-1-7,500; and  
West: R-1-7,500.



9. Surrounding land uses within a 500-foot radius include:
- North: Single-family residences;  
South: Single-family residences;  
East: Single-family residences; and  
West: Single-family residences.
10. The zoning and case history for the property is as follows:
- A. Zone Exception Case No. 8401 authorized a day camp and a conference center (approved by the Commission on May 9, 1967).
- B. CUP No. 92023 and OTP No. 92023 authorized a children's group home, removal of four oak trees, and encroachment of nine oak trees (approved by the Commission on October 28, 1992).
- C. CUP No. 201100002 to establish a college preparatory high school was denied at the Commission on April 4, 2012.
11. The Exhibit Map/Exhibit "A" ("Exhibit A") dated May 3, 2017, depicts one multi-family residence lot with 16 detached single-family residential condominium units.
12. The Project Site is currently vacant. The Project Site is irregular in shape and consists of two lots developed with eight buildings previously used for a private school. The floor areas for the eight existing buildings total 35,646 square feet, ranging from 1,800 square feet to 8,571 square feet. The existing eight buildings are proposed to be removed/demolished. The Vesting Tract Map contains information regarding existing and proposed easements, setback requirements, proposed grading, and utilities. There are 41 oak trees located on-site and off-site on neighboring properties of the Project Site.
13. The Project proposes 16 detached residential buildings, attached garages, and covered porches. Five residential buildings also depict covered patios. A community garden is proposed in the development, totaling approximately 2,080 square feet, and two private driveways. Pursuant to County Code Section 22.306.070.A.3, fences, walls, and landscaping are limited to a height of 42 inches within the front yard setback, and a height of six feet within the side and rear yard setbacks. The Project Site contains existing fences exceeding the maximum height of 42 inches within the required front yard setback, and six feet within the required side and rear yard setbacks. The CUP will allow the existing fences and walls to exceed the maximum height within the respective required yard setbacks.
14. Pursuant to County Code Section 22.306.070.A.4.c, the maximum gross structural area or maximum lot coverage shall not exceed 9,000 square feet. The Project proposes a gross structural area of 42,670 square feet and lot

coverage of 32,500 square feet for the 16 detached residential units. The CUP will allow the Project to exceed the 9,000 square feet of gross structural area and lot coverage.

15. The Project Site is accessible via the northern side of Palm Street, midway between Fair Oaks Avenue (on the west) and Marengo Avenue (on the east). The primary and the only access to the Project Site will be via an entrance/exit on Palm Street.
16. Each residential unit has an attached two-car garage. The Project provides four guest parking spaces (one van accessible, one standard parking, and two parallel parking spaces).
17. Internal circulation and access for the Project will be provided by a private driveway and fire lane with a paved width ranging from 25 feet to 30 feet and a fire turnaround at the end of the cul-de-sac. This private driveway and fire lane will serve as the primary driveway for the 13 residential units. A secondary private driveway with a paved width of 20 feet will serve the remaining three residential units. The three residential units with the secondary private driveway were designed to preserve as many oak trees as possible due to their location in the middle of the Project Site (right of the primary private driveway and fire lane).
18. A total of 27,478 cubic yards of grading is proposed, with 4,012 cubic yards each of cut and fill, and 9,727 cubic yards each of over-excavation cut and fill, to be balanced on-site with no import or export of earth material. Pursuant to County Code Section 22.306.060.B.2.b, the CUP will allow grading of more than 2,500 cubic yards.
19. The Project is consistent with the required yard setbacks identified in County Code Chapter 22.306. The yard setback requirements for lots having a lot size greater than 20,000 net square feet are as follows: smallest front yard on the same block, 35 feet for the rear, and 10 percent of average lot width for the side. The smallest front yard on the same block measures 20.73 feet. The Project proposes a front yard setback of 38.64 feet, based on the front yard average calculation (based on six existing homes). The Project proposes a rear yard setback of 35 feet. The Project proposes a side yard setback of 22.9 feet, based on the average lot width of 229.2 feet.
20. The Project proposes residential buildings, with height ranging from 24.5 feet to a maximum of 28 feet. The maximum height for lots having a lot size greater than 20,000 net square feet is 35 feet.
21. The Project proposes a minimum distance of 10 feet between all main residential buildings established on the same lot or parcel of land consistent with County Code Section 22.110.050.



22. The Project proposes that 34 oak trees will remain on-site and off-site (on a neighboring property), and 14 additional oak trees will be planted to comply with the oak tree mitigation measures. The on-site tree planting requires one tree for each 25 feet of street frontage. Based on the street frontage of 267.54 feet, a minimum of 11 trees will be required, if not already existing within the front yard.
23. The conditions of the County Subdivision Committee, comprised of the Departments of Public Works, Fire, Parks and Recreation, and Public Health, are attached to the conditions of approval.
24. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project, in compliance with the California Environmental Quality Act (Pub. Resources Code § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15000 et seq.) ("State CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, County Department of Regional Planning ("Regional Planning") staff ("Staff") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project. The Subdivider also agreed to measures recommended by the Gabrieleño Band of Mission Indians-Kizh Nation.
25. Pursuant to the provisions of County Code Chapter 22.222, the community was appropriately notified of the Project's public hearing by mail, newspaper, property posting, and departmental website posting.
26. Prior to the Commission's public hearing, Subdivider made presentations before the Altadena Town Council and Land Use Committee, and held eight outreach meetings, and communicated with the residents, neighbors, and members of the Altadena Town Council and Palm Street Area Resident Association on numerous occasions.
27. Staff received comments from a number of residents expressing support for a residential development in general, but concerns about the proposed Project, included: increase in traffic, density, architectural style, removal of trees, maintaining the existing character, noise, and house sizes.
28. One comment also expressed concern over saving one or two of the historical homes. In response to this concern, the Subdivider had Sapphos Environmental, Inc. prepare a historical assessment. The report dated October 26, 2018, concluded that the "properties do not meet the criteria to be considered historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines.... Therefore, the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines."

29. The Commission conducted a duly-noticed public hearing on July 17, 2019. Staff gave a brief presentation, and Subdivider spoke in favor of the Project and informed the Commission that Subdivider met with area residents regarding the trees in 2013.
30. Approximately eight members of the public provided comment expressing concerns with the Project's density, traffic impacts, loss of oak trees, height, and grading amounts. Subdivider and Staff responded to the public's concern explaining that the Project is below the maximum of 18 homes, 34 oak trees will remain, and Subdivider agreed to encroachments by two neighbors. The Commission inquired about the Accessory Dwelling Units ("ADU"), dust, and noise concerns. Staff clarified that ADUs are applicable to fee simple lots, the Project will be subject to the South Coast Air Quality Management District's Rule 403 related to dust, and the Project will be subject to County Code Chapter 12.08 related to noise. The Commission approved the Project 4-0, with Commissioner Shell being absent.
31. The Commission's decision to approve the Project was timely appealed to the Board by Rachel Figura, a resident of the Altadena community ("Appellant"). Appellant states in her written appeal that Subdivider was misleading with plans and what was verbally agreed upon as support for the appeal. Specifically, Appellant asserted that Subdivider agreed to plant densely around the perimeter of her property and remove the approved encroachments of on- and off-site oak trees.
32. On November 26, 2019, the Board conducted a duly-noticed public hearing on the appeal of the Commission's approval of the Project. At the hearing, the Board heard a presentation from Staff recommending approval of the Project. Staff stated that letters and petitions, both in support and opposition, have been received.
33. A representative of the Appellant testified, and several other members of the public spoke in opposition and support of the Project. Generally, the concerns raised by members of the public were the size of the homes, the number of homes proposed to be developed on the lot, and encroachment on the oak trees.
34. After completion of public testimony, the Board asked Regional Planning to address the concerns raised by members of the public. Regional Planning explained that the proposed number of homes of 16, is less than the allowed 18 homes in the zone, the proposed height of 28 feet for each home is also lower than the maximum height of 35 feet allowed, and the Subdivider is saving most of the oak trees on the property. The Board then closed its public hearing and indicated its intent to deny the appeal and adopt the MND and MMRP, in compliance with CEQA and the State and County CEQA Guidelines related thereto, and determined that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on

the environment, and instructed County Counsel to prepare the final findings for the approval of the Project for the Board's consideration, with the following additional conditions:

- A. Provide dense landscaping to the perimeter of 3061 Raymond Avenue with emphasis on the south side of the property;
  - B. Provide an easement for 3061 Raymond Avenue to use previously encroached land, prior to issuance of occupancy permit;
  - C. Comply with all County oak tree mitigation measures; and
  - D. Preserve the pine trees and large eucalyptus on the northeast corner of the property, near Raymond Avenue, unless removal becomes necessary, as determined by a licensed arborist.
35. The Board finds that the Project is consistent with the goals and policies of the Community Plan because the LD-Low Density Residential and use is intended for single-family residential tract developments. The Board further finds that the Project is consistent with what is allowed by the land use designation and promotes maintaining existing single-family neighborhoods, as described in the Community Plan.
36. The Board finds that the proposed Project and the provision for its design and improvements are consistent with the goals and policies of the General Plan. The Board further finds that the Project is located in a developed area where additional infrastructure and public services are not required, and the Project supports residential infill development in an existing urbanized area, and encourages development of well-designed houses and garden apartments, within existing urban communities.
37. The Board finds that the proposed single-family residential condominium development will be consistent with the General Plan because the proposed single-family development is consistent in design and compatible with the neighboring single-family residential uses.
38. The Board finds that the Project will provide additional housing options in an already established single-family residential neighborhood at the physical location of the proposed Project Site and aid in the County's response to the population's housing needs.
39. The Board finds that the Project is consistent with the proposed zoning designation, such as those for building height, setbacks, wall and fence heights, parking, and other related standards of the County Code.



40. The subject property is not located within an adopted Significant Ecological Area and will not affect any stream courses or high value riparian habitat.
41. The Board finds that Subdivider has demonstrated the suitability of the Project Site for the proposed uses and that establishment of the proposed uses at such location conforms to good zoning practices. The Board further finds that compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
42. The Board finds that the Subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the Fish and Game Code.
43. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds that the MND reflects its independent judgment and analysis.
44. The Vesting Tract Map is subject to the provisions of County Code Sections 21.38.010 through 21.38.080 (Subdivision Ordinance).
45. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems, because sewage disposal, storm drainage, and geologic and soils factors are adequately addressed in the conditions of approval.
46. The Board finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends.
47. The Board finds that with implementation of mitigation measures, the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
48. The Board finds that, pursuant to Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
49. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The



custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:**

- A. The proposed Vesting Tract Map with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed subdivision at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved, as necessary, to carry the kind and quantity of traffic such use would generate and by other public or private service facilities, as are required.
- E. The design of the subdivision is not likely to cause serious public health problems.
- F. The Board finds that, subject to County Code Chapter 22.174, the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees, if any, on the subject property, as the proposed conditions are designed to avoid harm to the existing tree during construction of the proposed Project. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision since the design and development, as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

**THEREFORE, THE BOARD OF SUPERVISORS:**

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND, which reflects the independent judgment and analysis of the Board, as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the

Board, there is no substantial evidence that the Project will have a significant effect on the environment; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; adopted the MND at the close of the public hearing; and

2. Approves Vesting Tentative Tract Map No. 072939-(5), subject to the attached conditions.



**CONDITIONS OF APPROVAL**  
**PROJECT NO. 2014-01586-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 072939-(5)**

1. This grant authorizes the following: creation of one multi-family residence lot, consisting of 3.3 gross acres for the development of 16 detached single-family residential condominium units ("Project"), located at 183 and 205 East Palm Street, within the Altadena Zoned District ("Project Site").
2. Unless otherwise apparent from the context, the subdivider or successor in interest ("Subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until Subdivider, and the owner of the subject property, if other than Subdivider, has filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded, as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 11, 13, and 17. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 7, 8, and 14 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date of decision by the County Board of Supervisors ("Board"), as provided in the Los Angeles County Code ("County Code") Section 22.222.230.
5. Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant, which action is brought within the applicable time period of Government Code section 66499.37, or any other applicable limitations period. The County shall promptly notify Subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding, as described above, is filed against the County, Subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Subdivider or Subdivider's counsel.

- A. If during the litigation process, actual costs, or expenses incurred reach 80 percent of the amount on deposit, Subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - B. At the sole discretion of Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by Subdivider, pursuant to County Code Section 2.170.010.
- 7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void, and the privileges granted hereunder shall lapse.
  - 8. Prior to the use of this grant, Subdivider, or the owner of the subject property, if other than Subdivider, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, Subdivider, or the owner of the subject property, if other than Subdivider, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
  - 9. This grant shall expire unless used within two years after the approval of this Vesting Tract Map. A time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that the Vesting Tract Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Tract Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
  - 10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt Subdivider from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant, as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.
  - 11. Subdivider shall deposit with the County the sum of \$800. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine Subdivider's compliance with the conditions of this grant. The fund provides for four annual inspections. Inspections shall be unannounced.



12. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, Subdivider shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Prior to the issuance of any building permit(s), Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to County Code Chapter 22.246. Subdivider shall pay the fees in effect at the time of payment, pursuant to County Code Section 22.246.060. Questions regarding fee payment may be directed to the County Librarian at (562) 940-8430. Subdivider shall provide proof of payment upon request from Regional Planning.
14. Within five working days from the date of final approval, Subdivider shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements, in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, Subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the California Fish and Game Code (currently \$2,481.75 for a Negative Declaration or Mitigated Negative Declaration ("MND"), which includes the \$75 County processing fee; Fish and Wildlife does not specify a fee for EIR addendums). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
15. Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference, as if set forth fully herein.
16. Within 30 days of the date of final approval of this grant by the County, Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for this Project, in the office of the Recorder. Prior to recordation of the covenant, Subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, Subdivider shall submit annual mitigation monitoring reports to Regional Planning, or at greater intervals, if required. The reports shall describe the status of Subdivider's compliance with the required mitigation measures.

17. Subdivider shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
18. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke, or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to County Code Chapter 22.238.
19. All development, pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
20. All development, pursuant to this grant, shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
21. All development, pursuant to this grant, shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of Regional Planning ("Director").
22. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Tract Map dated May 3, 2017), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health and the attached County Forester letter dated December 5, 2017.
23. Subdivider shall maintain the subject property in a neat and orderly fashion and shall maintain free of litter all areas of the premises over which Subdivider has control.
24. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
25. In the event of graffiti or other extraneous markings occurring, Subdivider shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.



26. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A"/Exhibit Map dated May 3, 2017, or a Revised Exhibit "A"/Exhibit Map. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, a Revised Exhibit "A"/Exhibit Map shall be submitted to Regional Planning.
27. In the event that subsequent revisions to the approved Exhibit "A"/Exhibit Map are submitted, Subdivider shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A"/Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### VESTING TRACT MAP SPECIFIC CONDITIONS

28. Subdivider shall conform to the requirements of Title 21 of the County Code.
29. The Project Site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated May 3, 2017, or Revised Exhibit "A"/Exhibit Map approved by the Director. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
30. Subdivider shall not obtain any grading permit for the Project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. Subdivider shall obtain the services of a tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation and will be present on-site during any and all ground disturbances (including, but not limited to, pavement removal, post holing, auguring, boring, grading, excavation, and trenching) to protect any cultural resources which may be affected during construction or development. Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources.
32. Subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 16 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which common areas will, in turn, provide the necessary access and utility easements for all of the units.
33. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.

34. Subdivider shall construct or bond with Public Works for the private driveway and fire lane paving design and widths, as depicted on the approved Exhibit "A"/Exhibit Map dated May 3, 2017, or a Revised Exhibit Map approved by the Director.
35. Prior to obtaining final map approval, Subdivider shall submit a copy of the Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
36. Subdivider shall post on private driveways: "No Parking-Fire Lane," unless designated parking otherwise permitted. Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement.
37. Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including, but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping, irrigation systems, walls, fences, and recreation areas, to the satisfaction of the Director.
38. Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the Project area to use the private driveways and fire lanes for access into and out of the subdivision.
39. Prior to obtaining final map approval, Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. Based on the frontage width of 267.54 feet, a minimum of 11 trees shall be planted in accordance with County Code Section 21.32.195, if not already existing within the front yard.
40. A covered patio is allowed for Unit Nos. 1, 2, 7, 14, and 16.
41. Each residential unit shall maintain a minimum of 10 feet building separation.
42. A minimum of four guest parking spaces (including one van accessible) shall be maintained within the development. Standard parking space shall be a minimum of 8.5 feet by 18 feet. Van accessible parking space shall be a minimum of 9 feet by 18 feet with 8 feet loading area. Parallel parking space shall be a minimum of 10 feet by 24 feet. All parking spaces shall have a minimum of 26 feet vehicular backup space.
43. The development shall provide a community garden with 2,080 square feet as an amenity. A similar passive amenity (e.g., pocket park) is authorized for the development in place of a community garden.
44. Two existing pine trees shall remain, unless removal becomes necessary, as determined by a licensed arborist.



45. No gates are proposed, and no gates are authorized.
46. The Project is subject to all County requirements related to dust and storm water runoff.
47. Subdivider shall comply with all conditions set forth in the attached Public Works letter dated November 27, 2017; Fire letter dated May 23, 2017; Parks and Recreation letter dated May 30, 2017; and Public Health letter dated May 8, 2017.
48. Subdivider shall provide dense landscaping to the perimeter of 3061 Raymond Avenue with emphasis on the south side of the property, comply with all County oak tree mitigation measures, and preserve the pine trees and large eucalyptus on the northeast corner of the property, near Raymond Avenue, unless removal becomes necessary, as determined by a licensed arborist.
49. Prior to issuance of occupancy, Subdivider shall provide an easement for 3061 Raymond Avenue to use previously encroached land.
50. Prior to obtaining final map approval, Subdivider shall submit a copy of a recorded covenant to Regional Planning to provide adequate lighting systems along all walk ways within the common areas.
51. Prior to obtaining final map approval, Subdivider shall submit a plot plan/Revised Exhibit "A" to Regional Planning for approval to ensure that the development meets all parking and development requirements.
52. Subdivider shall provide a copy of the Park Obligation Fees receipt to Regional Planning.
53. Subdivider shall comply with all traffic mitigation measures to the satisfaction of Public Works.
54. Prior to issuance of the first certificate of occupancy for the first unit, Subdivider shall record the Project's condominium plan and obtain assessor's parcel numbers for each condominium unit.

Attachments:

Mitigation Monitoring and Reporting Program  
Subdivision Committee Report  
County Forester Letter

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p><b>Special-Status Roosting Bats</b>—To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <p>a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.</p> <p>b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p> <p>c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p>	Special-Status Roosting Bats	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning (DRP)

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p>				
		<p>e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p>				
		<p>f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the Los Angeles County (County) upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and California Department of Fish &amp; Wildlife (CDFW) shall be notified. Work may only resume subsequent to CDFW approval.</p>				



**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	<b>Bat Relocation</b> —If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.	Bat Relocation	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
		a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by Los Angeles County Department of Regional Planning (DRP) and CDFW.				
		b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.				
		c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.3	Biological Resources	<p>Prior to the issuance of a grading permit, the applicant shall submit a tree planting and landscaping plan for review and approval by Los Angeles County. The plan shall depict the location of all oak trees to be planted as replacements for the seven (7) oak trees proposed for removal, as well as any associated landscaping. In addition, the plan shall provide a monitoring and reporting schedule to document to success of the oak replacement and associated plantings. The monitoring period shall extend for a minimum of seven (7) years from the date of planting of the replacement oak trees. At the end of the 7-year monitoring period, all replacement trees shall be in good health with no indication of decline. If this performance goal cannot be met, the monitoring period shall be extended until satisfaction of the performance goal can be demonstrated. If, at any time during the monitoring period, any replacement tree dies as a result of negligence, a new replacement tree shall be provided and a new 7-year monitoring period for the new replacement tree will commence. A memo documenting initial replacement tree and landscaping installation shall be provided to the County within 30 days of installation. Thereafter, reports documenting the progress of the tree planting and replacement plan shall be provided at least annually until the monitoring period has ended.</p>	Tree Planting/ Landscaping	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.4	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Breeding Bird Survey	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning



**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nesting period for the new replacement tree will commence. A memo documenting initial replacement tree and landscaping installation shall be provided to the County within 30 days of installation. Thereafter, reports documenting the progress of the tree planting and replacement plan shall be provided at least annually until the monitoring period has ended. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.				
		The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.				
4.5	Biological Resources	Fourteen coast live oak trees ( <i>Quercus agrifolia</i> ) shall be planted as mitigation for the removal of seven (7) coast live oak trees on the property. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base and shall consist of indigenous varieties of <i>Quercus agrifolia</i> , grown from a local seed source.	Oak Tree Mitigation.	Per consultation with the Forester.	Owner/applicant	Regional Planning or Forester

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Temporary chainlink fencing, not less than four (4) feet in height, shall be installed to secure the protected zone of all remaining oak trees on site proposed for encroachment as authorized by the Forester. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester.				
		The consulting arborist shall submit a letter to Regional Planning and Fire Department that he/she has been retained by the permittee to perform or supervise the work, and that he/she agrees to report to the Director of Regional Planning and the County Forester. The arborist shall also submit a written report on permit compliance upon completion of the work required by the Oak Tree Permit. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.				
5.1	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.	Provide written evidence to the Director of Regional Planning or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning



**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.2	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities or ground disturbance.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

**PROJECT NO. R2014-01586-(5) / VESTING TENTATIVE TRACT MAP NO. 072939 / ENV NO. 201400125**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
19	Tribal Cultural Resources	Prior to commencement of any ground-disturbing activities, the services of a tribal monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation shall be retained and be present on-site during the construction phases that involve any ground disturbing activities.	Provide written evidence to the Director of Regional Planning or designee that a tribal monitor from the Gabrieleno Band of Mission Indians-Kizh Nation or designee approved by the Kizh Nation has been retained.  Provide a log and compliance report of the monitoring requirements.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning or designee
20	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning
* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.						



TENTATIVE MAP DATED 05-03-2017  
EXHIBIT "A" DATED 05-03-2017

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

TENTATIVE MAP DATED 05-03-2017  
EXHIBIT "A" DATED 05-03-2017

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 072939 (Rev.)

Page 1/3

TENTATIVE MAP DATED 05-03-2017  
EXHIBIT "A" DATED 05-03-2017

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW PK  
Prepared by Phoenix Khoury  
tr72939L-rev7(rev'd 11-27-2017).docx  
<http://planning.lacounty.gov/case/view/r2014-01586/>

Phone (626) 458-4921

Date Rev. 11-27-2017





**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 072939

TENTATIVE MAP DATE: 05/03/2017  
EXHIBIT MAP DATE: 05/03/2017

**HYDROLOGY UNIT CONDITIONS OF APPROVAL**

**Prior to Improvement Plans Approval:**

1. Comply with hydrology study, which was approved on 12/12/2016, or the latest revision, to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by: \_\_\_\_\_

  
YILONG TRUONG

Date: 05/31/2017

Phone: (626) 458-4921

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 72939 Tentative Map Dated 5/3/17 (Rev.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [ Y ] (Y or N) 9,727 sq. ft. 4.012 sld. yd<sup>3</sup> Location Altadena APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Arroyo Pacific Inc.  
Soils Engineer \_\_\_\_\_ Engineer/Arch. Joseph E. Bonadiman & Associates, Inc.

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

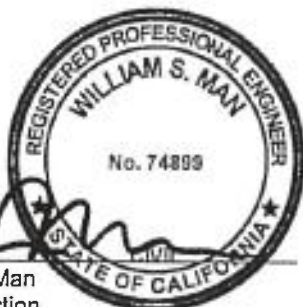
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G2. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

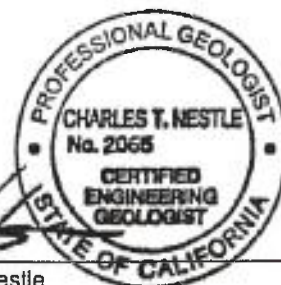
Prepared by

*William Man*

William Man  
Soils Section



*Charles Nestle*  
Charles Nestle  
Geology Section



Date 5/22/17

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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TENTATIVE MAP DATED 05-03-2017  
EXHIBIT MAP DATED 05-03-2017

1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.
4. The BMP device/system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP device/system is found to not meet, satisfy, or conform with PW standards or requirements then the applicant is responsible for proposing alternate methods of satisfying LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendment or revisions to the tentative map and any related engineering reports to attain substantial conformity.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

5. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Name Nazem Said  Date 5/10/2017 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc



TENTATIVE MAP DATED 05-03-2017  
EXHIBIT MAP DATED 05-03-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Construct driveway approaches on Palm Street to the satisfaction of Public Works.
2. Repair any damages due to construction along the property frontage on Palm Street to the satisfaction of Public Works.
3. Plant street trees along the property frontage on Palm Street to the satisfaction of Public Works.
4. Comply with Street Lighting Conditions from Public Works Traffic and Lighting Division per the attached letter dated June 19, 2014 to the satisfaction of Public Works.
5. Underground all new utilities to the satisfaction of Public Works and Southern California Edison.

Prepared by Joseph Nguyen *jn*

tr72939r-rev7.docx

Phone (626) 458-4921

Date 05-24-2017

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
TRAFFIC AND LIGHTING DIVISION  
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW  
STREET LIGHTING REQUIREMENTS**

Date: 6/19/14

TO: Andy Narag  
Road & Grading and Sewer & Water/Landscaping Section  
Land Development Division

Attn: Henry Wong


FROM: James Chen  
Street Lighting Section  
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

**STREET LIGHTING REQUIREMENTS**

R2014-01586 TG 535J5 TR 072939

☐ Provide street lights on concrete poles with underground wiring on all streets and highways within \_\_\_\_\_ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.


 ☒ Provide street lights on concrete poles with underground wiring along the property frontage on E Palm Street and A Street to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide street lights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on \_\_\_\_\_ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide street lights on concrete poles with underground wiring on gated private future street(s) along the property frontage on \_\_\_\_\_ with fixtures acceptable to Southern California Edison and to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Street lights are not required.

### ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
-  ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

### CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required street lights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided all required street lights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.



TENTATIVE MAP DATED 05-03-2017  
EXHIBIT "A" DATED 05-03-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A sewer area study for the proposed subdivision (PC12286AS, dated 10-07-2016) was reviewed and approved. A Will Serve letter from the County Sanitation Districts indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
2. The subdivider shall install and dedicate main line sewers and serve each Unit with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

  
Prepared by Nikko Pajarillaga  
tr72939s-rev7.doc

Phone (626) 458-3137

Date 05-22-2017

TENTATIVE MAP DATED 05-03-2017  
EXHIBIT MAP DATED 05-03-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 11/03/2017 from the Lincoln Avenue Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 11/03/2019 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration (if necessary) prior to public hearing.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water-related infrastructures constructed for this land division to the satisfaction of Public Works.

**Prior to obtaining the building permit from the Building and Safety Office:**

4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



November 3, 2017

564 WEST HARRIET STREET  
ALTADENA, CALIFORNIA 91001-4571  
(626) 798-9101  
FAX (626) 798-9446

Arroyo Pacific  
c/o Mr. Thomas P. Clarke  
183 E. Palm St.  
Altadena CA 91001

*TR 72939*

*The mission of the  
Lincoln Avenue  
Water Company  
is to reliably provide  
to its customers and  
shareholders high quality  
water, service, and  
maintenance of the  
Company's resources  
in an environmentally  
and fiscally responsible  
manner.*

Re: **Water Availability Letter for Palm Heights Development, Inc.  
183 – 205 E. Palm St., Altadena, CA.**

Dear Mr. Clarke:

The above-referenced Development ("Development"), is within the service area of Lincoln Avenue Water Company ("Company"). The Company is prepared to provide safe and reliable water service to the Development subject to the following terms, conditions and reservations:

1. Owner ("Owner") must own the number of shares of stock in the Company required to provide service to the Development.
2. Owner shall submit to Company a set of construction plans, and fire department requirements for the Development. This will enable Company to determine distribution system and other water facilities required for the Development in accordance with Company rules. The Development may require the installation of a reservoir, water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Owner. Fire flow shall be determined by the agency with applicable jurisdiction. The size and scope of any facilities required to deliver adequate fire flow will be determined by the Company.
3. Owner shall grant Company all easements required for water service to the Development, together with a policy of title insurance guaranteeing Company's title to and interest in such easements. Owner will be responsible for all fees and charges associated with the easements.



4. Pursuant to the requirements of the Company, Owner shall pay all required fees and charges, including any required deposit amounts, in order to process plans and designs and to complete construction of on-site and off-site improvements required for water service to the Development.

5. Owner shall comply with Company rules regarding water service in force at the time water service is requested, as those rules may be amended from time to time. Owner acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Company rules.

6. The provision of water service to the Development is conditioned upon the Owner meeting all requirements of any other governmental entity having jurisdiction over the Development.

7. Owner acknowledges and agrees that this letter is limited and exclusive to the Development <for the number of units or lots indicated> and may not be transferred or assigned to any other person, firm or entity, or for any other purpose.

8. Company can provide safe and reliable water service to Development, and fully expects to be able to continue providing safe and reliable water service into the future. In relying upon this letter and Company's ability to provide water service to the Development, Owner is aware of the restrictions and limitations contained in this letter and the reliance of Company upon its wells, surface water and imported water from Foothill Municipal Water District to supply the water needed for domestic water purposes.

**Owner is hereby notified of the following State regulation:**

**Executive Orders B: 37-16 and 4.17.17**

**Making Water Conservation in California a Way of Life**

**Hosing off sidewalks, driveways and other hardscapes;**

- Hosing off sidewalks, driveways and other hardscapes;
- Washing automobiles with hoses not equipped with a shut-off nozzle;
- Using non-recirculated water in a fountain or other decorative water feature;
- Watering lawns in a manner that causes runoff, or within 48 hours after measurable precipitation; and
- Irrigating ornamental turf on public street medians.

9. At any time prior to connection, and upon a finding by the Board of Directors of Company that it is unable to serve the Development for reasons beyond Company's control, this letter may be revoked by the Company.

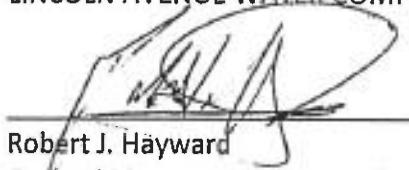
10. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four months from the date hereof if water service has not been installed to the Development. The Owner and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.

11. By issuing this letter, the Company does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Company.

12. Owner, for itself and on behalf of its successors, agrees to defend at Owner's expense, any action brought against Company, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Owner shall reimburse Company for any costs, fees or expenses Company may incur as a result of any such legal action. Further, Owner agrees that in conducting the defense of such action, Company shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Owner.

13. All service pursuant to this letter shall be in accordance with Company rules as they may be amended from time to time.

Very truly yours,  
LINCOLN AVENUE WATER COMPANY

  
Robert J. Hayward  
General Manager

11/3/17  
Date

Owner Name:

Thomas P. CLARKE  
Print  
Thomas P. Clarke  
Signature

11/3/17  
Date



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72939

MAP DATE: May 3, 2017

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS  
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP  
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access easement within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. A common access agreement is required for the private driveway since multiple units are sharing the same access. Such language shall be included in the Covenant, Conditions and Restrictions (CC&R) document and shall be submitted to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrant has been installed or bonded for in lieu of installation prior to Final Map clearance.





**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72939

MAP DATE: May 3, 2017

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**PROJECT  
CONDITIONS OF APPROVAL**

1. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. The design of the Fire Department turnaround will be reviewed and accepted during the Fire Department review of the architectural plan prior to building permit issuance.
4. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.
6. Per the fire flow test performed by Lincoln Avenue Water Company dated 10-28-16, the existing fire hydrants and water system meet the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
7. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72939

MAP DATE: May 3, 2017

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8. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
9. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
10. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
11. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
12. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plan to the Fire Department.
13. Maintain a minimum vertical clearance of 13 feet 6 inches for the protected tree encroaching into the required fire apparatus access driveway. Subject to any applicable tree trimming permit from the appropriate county agencies.
14. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
15. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 72939      DRP Map Date: 05/03/2017      SCM Date: 06/08/2017      Report Date: 05/30/2017  
Park Planning Area # 40      ALTADENA      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.14
IN-LIEU FEES:	\$54,838

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$54,838 in-lieu fees.

Trails:

No trails.

Comments:

\*\*\*Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For Information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

Kathline J. King, Chief of Planning

Supv D 5th

May 10, 2017 10:12:02

QMB02F.FRX





**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>72939</b>	DRP Map Date: <b>05/03/2017</b>	SMC Date: <b>06/08/2017</b>	Report Date: <b>05/30/2017</b>
Park Planning Area # <b>40</b>	<b>ALTADENA</b>		Map Type: <b>REV. (REV RECD)</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 16 = Proposed Units 16 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.89	0.0030	16	0.14
M.F. < 5 Units	2.63	0.0030	0	0.00
M.F. >= 5 Units	2.43	0.0030	0	0.00
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.14

Park Planning Area = 40 ALTADENA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.14	\$391,700	\$54,838

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.14	0.00	0.00	0.14	\$391,700	\$54,838





**BARBARA FERRER, Ph.D., M.P.H., M. Ed.**  
Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

**BRENDA J. LOPEZ, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Shella Kuehl**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

May 8, 2017

Tentative Tract Map No. 072939

Tentative Tract Map Date: May 3, 2017

Vicinity: Alta Dena

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 072939** (dated 5/3/17) based on the use of public water (Lincoln Avenue Water Company) and public sewer for wastewater disposal, as proposed. The Department recommended approval of the tract map in a report dated November 15, 2016. The Department has no further comments.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's recommendation.

Prepared by:

**JEANNE BIEHLER, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[jbiehler@ph.lacounty.gov](mailto:jbiehler@ph.lacounty.gov)  
TEL (626) 430-5380

A handwritten signature in blue ink, consisting of a stylized, cursive 'J' followed by a series of loops and a final flourish.



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

December 5, 2017

Lynda Hikichi, Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Lynda Hikichi:

**OAK TREE PERMIT NUMBER OTP 2014-00027**  
**PROJECT NUMBER R2014-01586**  
**183 EAST PALM STREET, ALTADENA**

We have reviewed the "Request for Oak Tree Permit #OTP 2014-00027." The project is located at 183 East Palm Street in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Evergreen Arborists Consultants, the consulting arborist, dated October 31, 2017.

**We recommend the following as conditions of approval:**

### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	WALNUT
BELL GARDENS	COMMERCE	GLENORA	IRVINDALE	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WESTLAKE VILLAGE
						SANTA CLARITA	WHITTIER

approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of seven (7) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Number 21, 22, 23, 24, 25, 26, and 46 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of thirty-four (34) trees of the Oak genus identified as Tree Number 13, 14, 15, 16, 17, 18, 19, 20, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, A, B, C, D, E, and F on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and

stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of fourteen (14) trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the life of the project shall be included in this permit and subject to these conditions of approval.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.



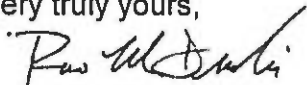
**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



RON M. DURBIN, ACTING ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

RD:jl

Enclosure